

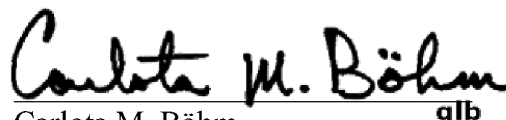
IN RE: Emanuel R. Mori Debtors	Chapter 13 Proceeding
Emanuel R. Mori	18-21179-CMB
Movant	Related to: Document Nos. 106 and 127
v. Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC Ronda J. Winnecour, Esquire	
Respondents	

**ORDER APPROVING CONSENT AGREEMENT**

AND NOW, this 8th day of December, 2020, the Consent Agreement Resolving Debtor's Motion to Retain Real Estate Broker and Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC's Limited Opposition Response is hereby approved by the Court; and

IT IS FURTHER ORDERED THAT:

- (a) Debtor shall list the property located at 602 Willruth Drive, Allison Park, PA 15101 (the "Property") for sale with Berkshire Hathaway and Donald N. Kolessar, Jr.
- (b) The Property shall be listed at \$615,000.00 for a listing period of six (6) months, commencing with entry of court approval of this Consent Order.
- (c) Any Agreement of Sale which will not satisfy the full value of Respondent's Claim shall be subject to Respondent's final approval.



Carlota M. Böhm <sup>glb</sup>  
Chief United States Bankruptcy Judge

FILED  
12/8/20 3:02 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Emanuel R. Mori  
Debtor(s)

Case No. 18-21179-CMB  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Dec 08, 2020

User: mgut  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 10, 2020:

Recip ID	Recipient Name and Address
db	+ Emanuel R. Mori, 801 Limestone Drive, Allison Park, PA 15101-4225
r	+ Donald N. Kolessar, Jr., Berkshire Hathaway, 9401 McKnight Road, Pittsburgh, PA 15237-6000

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
br	*+	Donald N. Kolessar, Jr., Berkshire Hathaway, 9401 McKnight Road, Pittsburgh, PA 15237-6000

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 10, 2020

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 8, 2020 at the address(es) listed below:

Name	Email Address
Andrew L. Spivack	on behalf of Creditor HSBC Bank USA National Association ET AL andrew.spivack@brockandscott.com wbcef@brockandscott.com
Brian Nicholas	on behalf of Creditor The Bank of New York Mellon successor to The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certif bnicholas@kmlawgroup.com
Brian Nicholas	on behalf of Creditor The Bank Of New York Mellon As Trustee Et Al bnicholas@kmlawgroup.com
Bryan P. Keenan	

District/off: 0315-2

User: mgut

Page 2 of 2

Date Rcvd: Dec 08, 2020

Form ID: pdf900

Total Noticed: 2

on behalf of Debtor Emanuel R. Mori keenan662@gmail.com melindap662@gmail.com

Harry B. Reese

on behalf of Creditor Bayview Loan Servicing LLC bankruptcy@powerskirn.com

James A. Prostko

on behalf of Creditor HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE ET. AL. pawb@fedphe.com

Jeffrey R. Hunt

on behalf of Creditor Pittsburgh Water & Sewer Authority jhunt@grblaw.com cnoroski@grblaw.com

Jeffrey R. Hunt

on behalf of Creditor County of Allegheny jhunt@grblaw.com cnoroski@grblaw.com

Jeffrey R. Hunt

on behalf of Creditor City & School District of Pittsburgh jhunt@grblaw.com cnoroski@grblaw.com

Jerome B. Blank

on behalf of Creditor The Bank Of New York Mellon As Trustee Et Al pawb@fedphe.com

Jill Manuel-Coughlin

on behalf of Creditor Bayview Loan Servicing LLC bankruptcy@powerskirn.com

Keri P. Ebeck

on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com

Kevin M Buttery

on behalf of Creditor THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1  
kbuttery@rascrane.com

Lauren Berschler Karl

on behalf of Creditor THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1  
lkarl@rascrane.com, lbkarl03@yahoo.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Robert Davidow

on behalf of Creditor HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE ET. AL.  
robert.davidow@phelanhallinan.com

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com Equitablebankruptcy@peoples-gas.com

Sarah Kathleen McCaffery

on behalf of Creditor Community Loan Servicing LLC f/k/a Bayview Loan Servicing, LLC bankruptcy@powerskirn.com

Thomas Song

on behalf of Creditor HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE ET. AL. pawb@fedphe.com

TOTAL: 20